A map of a downtown area with various landmarks and colored paths. The map is overlaid with a semi-transparent dark blue layer. The landmarks include Fashion Square Mall, Rio Hill Shopping Center, and Albemarle Square Shopping Center. There are several colored paths: a green path with a dashed line, a blue path, a red path, and a purple path. The paths are labeled with letters: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. The text "ZMA202300001" and "1193 Seminole Trail" is overlaid on the map in white. The text "Community Meeting" and "Thursday, April 27, 2023" is also overlaid on the map in white.

ZMA202300001
1193 Seminole Trail

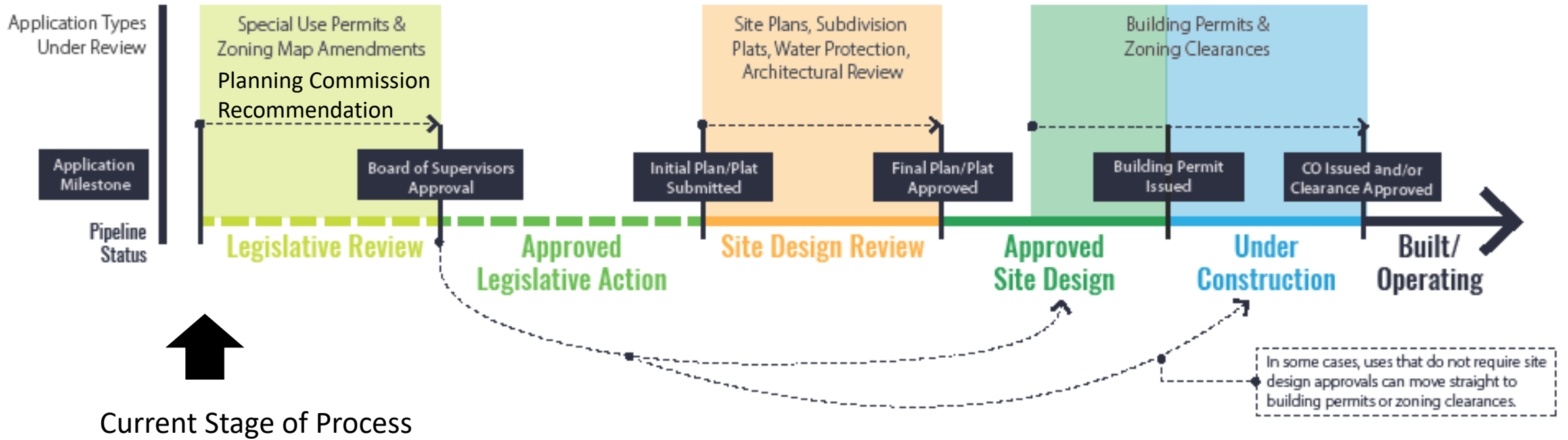
Community Meeting
Thursday, April 27, 2023

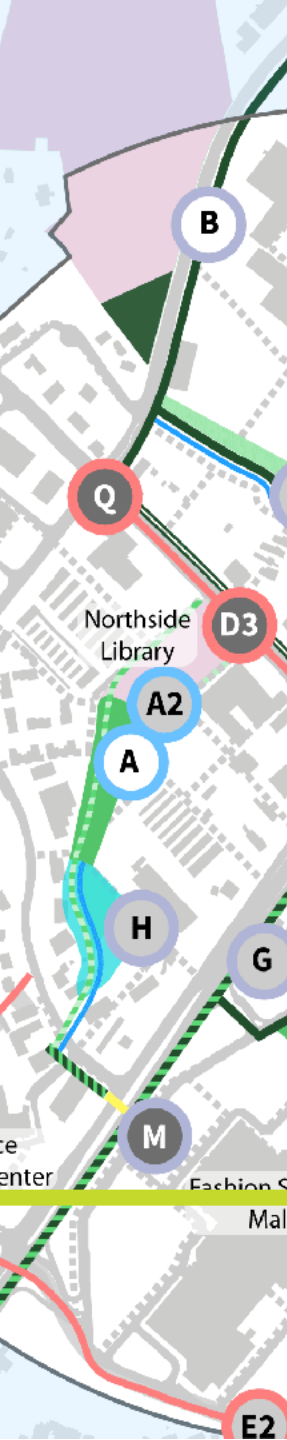
agenda

1. Introduction (County staff-Cameron Langille, Principal Planner is lead reviewer but is absent, Rebecca Ragsdale, Planning Manager will present at community meeting)
2. County review process (County staff)
3. Project details (Applicant-Valerie Long & Megan Nedostup, Williams Mullen)
4. Questions and answers (Public, applicant and County staff)

Cameron Langille | blangille@albemarle.org

How does development happen in Albemarle County?





An application to change a property's zoning (known as a **rezoning**).

The application is reviewed for consistency with:

- The area's future land use designation (in the Comprehensive Plan)
- State & local authority standards and regulations
- Architectural Review Board (ARB) guidelines (if it is located in an "Entrance Corridor")

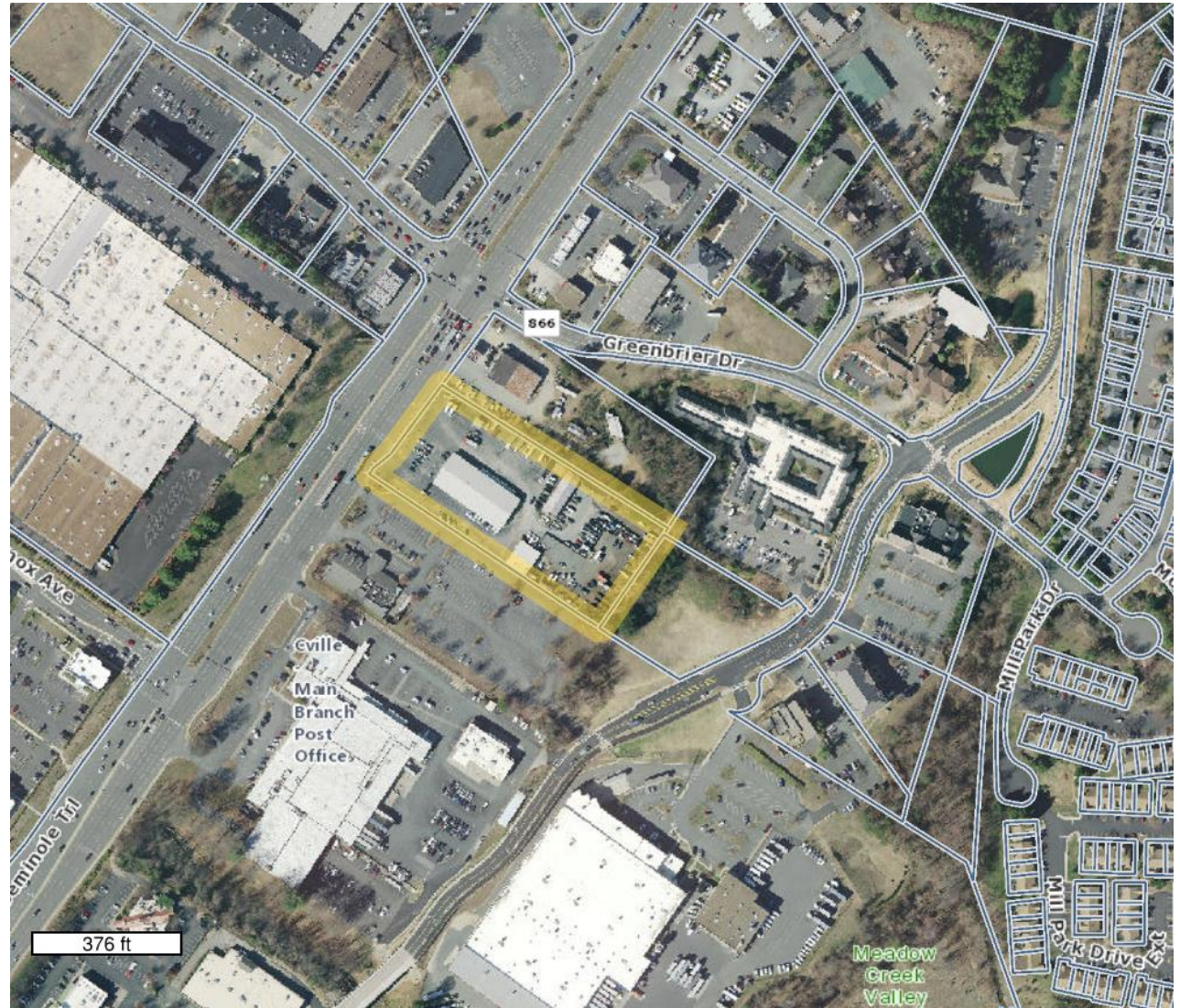
zoning map amendment (ZMA)

ZMA202300001 1193 Seminole Trail

project location

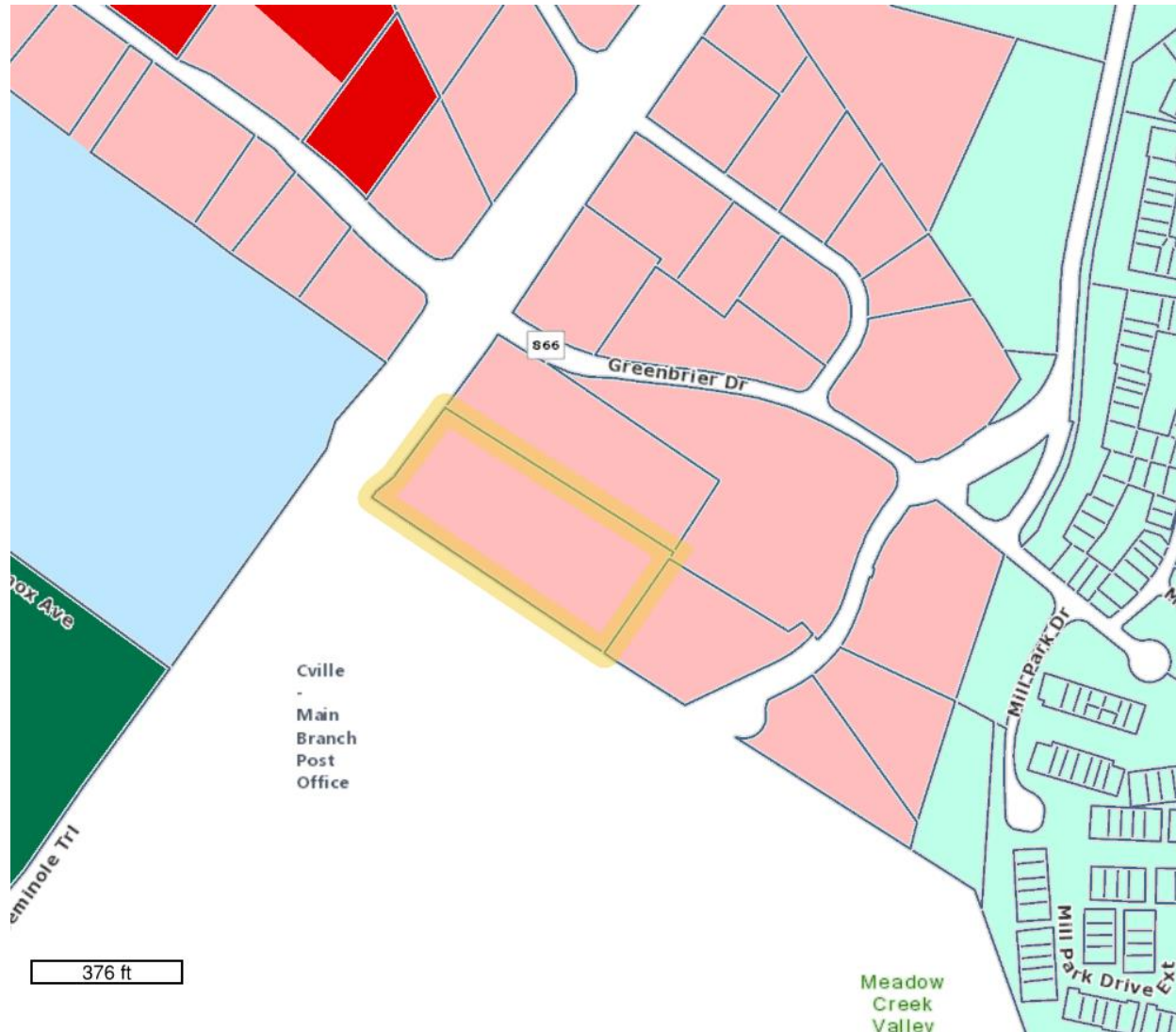
Request to rezone a 3.23 acre parcel at 1193 Seminole Trail from the C1 Commercial District to the NMD Neighborhood Model District

Redevelopment of site to build new 5-story mixed use building with a minimum of 10,000 sq.ft. of non-residential uses and between 200-290 dwelling units



ZMA202300001 1193 Seminole Trail

existing zoning



Legend

(Note: Some items on map may not appear in legend)

Parcel Info

- Parcels

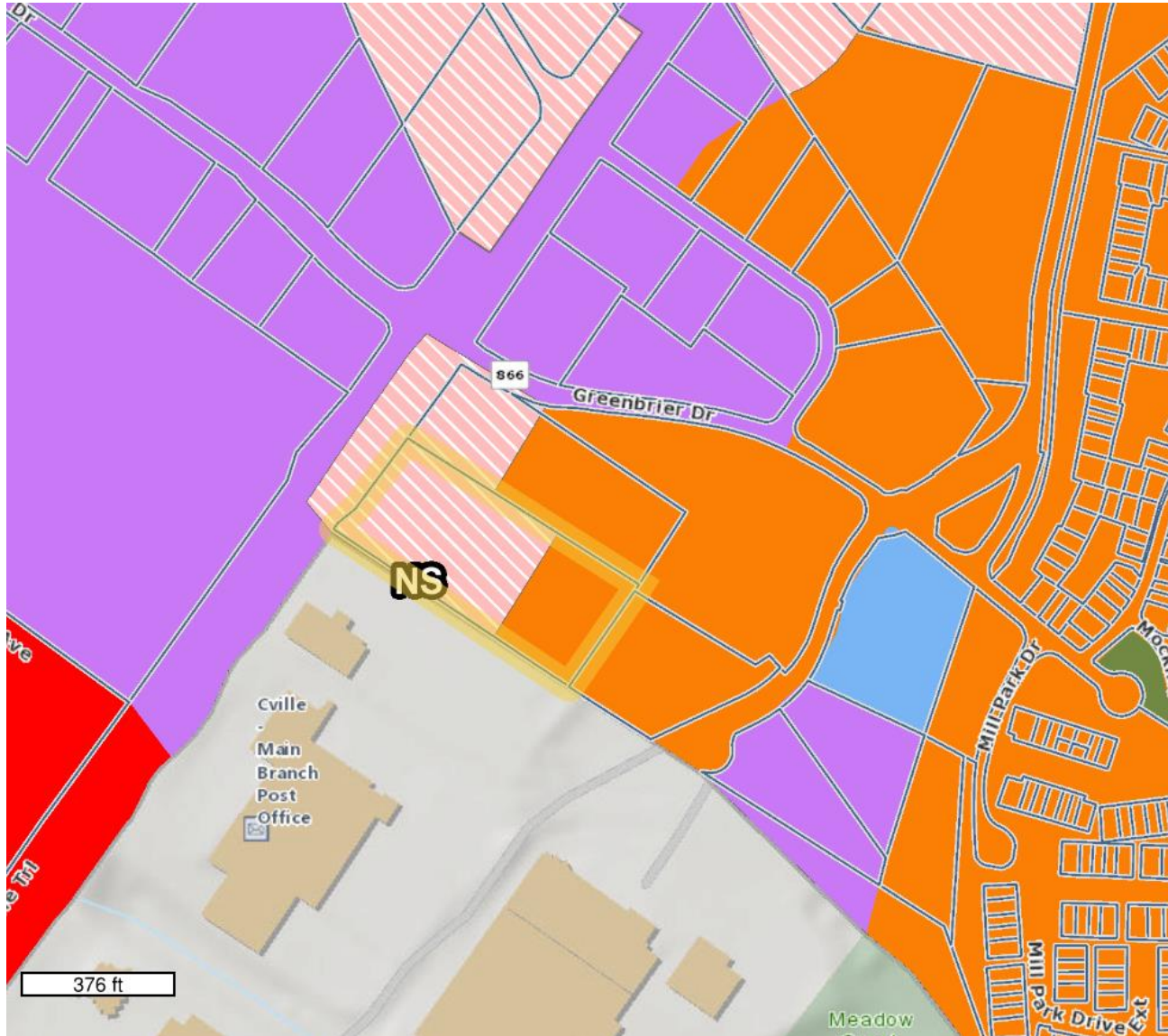
Zoning Info

Zoning Classifications

- Rural Areas
- Village Residential
- R1 Residential
- R2 Residential
- R4 Residential
- R6 Residential
- R10 Residential
- R15 Residential
- Planned Unit Development
- Planned Residential Development
- Neighborhood Model District
- Monticello Historic District
- C1 Commercial
- Commercial Office
- Highway Commercial
- Planned Development Shopping Ctr.
- Planned Development Mixed Comm.
- Downtown Crozet District
- Light Industry
- Heavy Industry
- Planned Development Industrial Par
- Town of Scottsville

ZMA202300001 1193 Seminole Trail

future land use



Legend

(Note: Some items on map may not appear in legend)

Parcel Info

- Parcels

Comp Plan Land Use Info

Places29 Master Plan Mixed Use Ce

Ⓢ Community Center

ⓓ Destination Center

Ⓝ Neighborhood Service Center

Ⓤ Uptown

Places29 Master Plan Land Use

■ Airport District

■ Small Area Plan

■ Urban Mixed Use (in Centers)

■ Urban Mixed Use (around Centers)

■ Commercial Mixed Use

■ Urban Density Residential

■ Neighborhood Density Residential

■ Office / R & D / Flex / Light Industrial

■ Light Industrial

■ Heavy Industrial

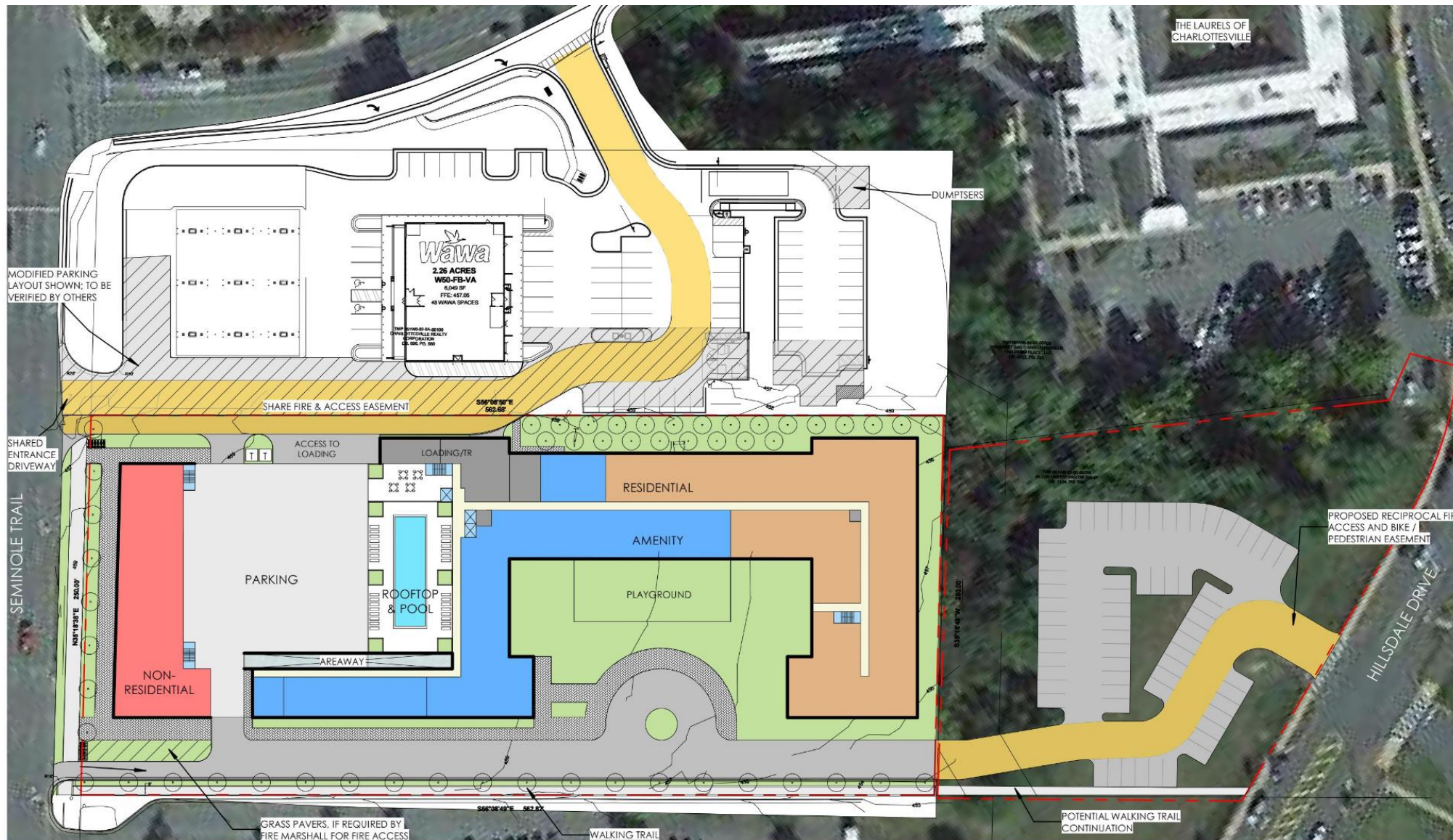
■ Institutional

■ Public Open Space

■ Private Open Space

ZMA202300001 1193 Seminole Trail

Illustrative Plan



timeline

Staff Review of Proposal

Community Meeting

April 27, 2023

Staff Comments to Applicant

Week of May 1, 2023

Planning Commission Public Hearing

Not Scheduled

Board of Supervisors Public Hearing

Not Scheduled

Cameron Langille | blangille@albemarle.org

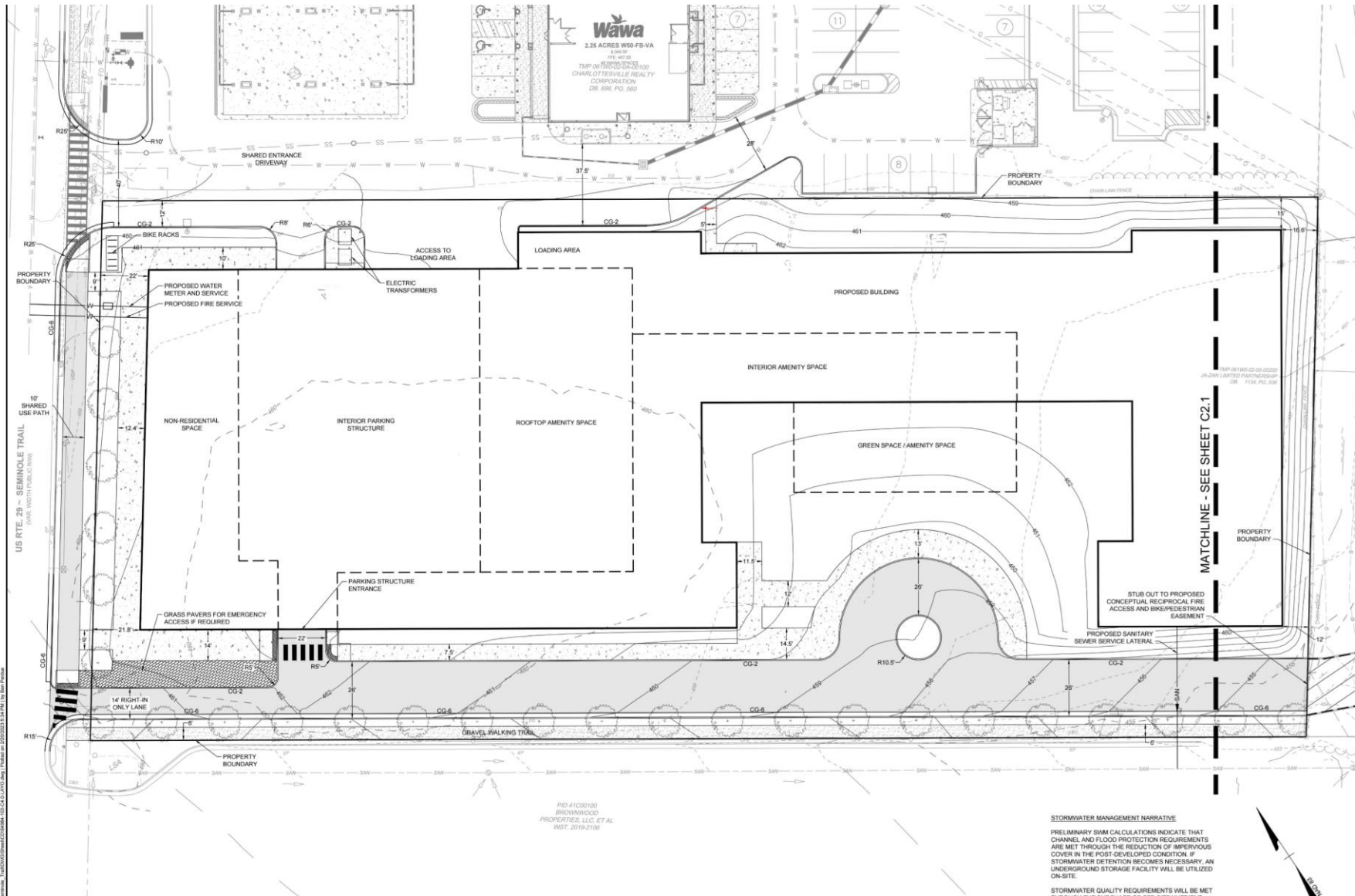
ZMA202300001 1193 Seminole Trail

Illustrative Plan



ZMA202300001 1193 Seminole Trail

Application Plan



IMMONS GROUP

1193 SEMINOLE TRAIL
 COUNTY OF ALBEMARLE, VIRGINIA
 APPLICATION PLAN

THE SERVICES RENDERED BY THE CHARLOTTEVILLE OFFICE
 400 Westside Avenue, Suite 2001, Charlotteville, VA 22902
 TEL: 703-525-5254 FAX: 703-525-5257 info@immons.com

REVISION DESCRIPTION	DATE
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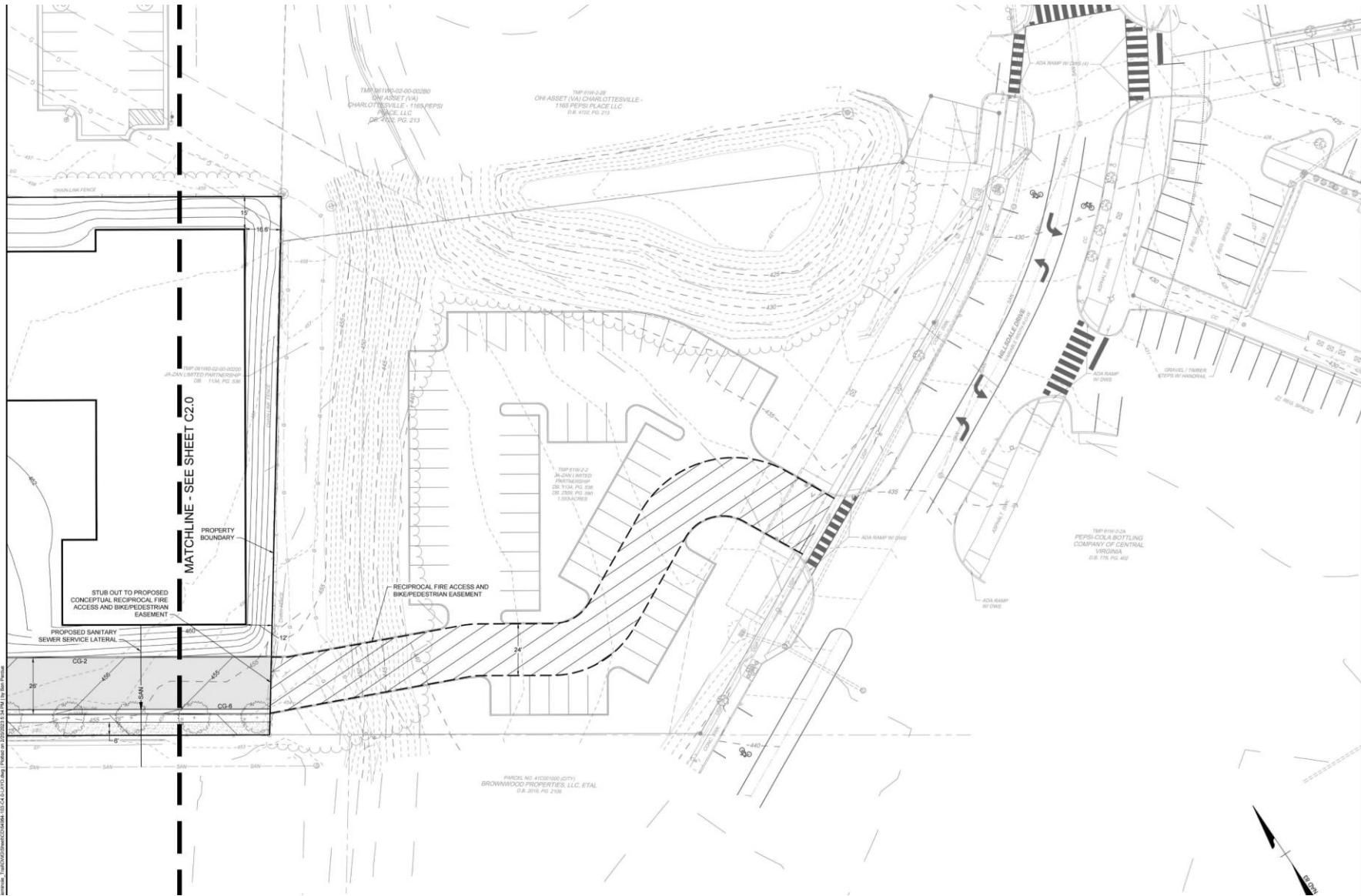
DRAWN BY: B. PERDUE
 DESIGNED BY: B. PERDUE
 CHECKED BY: C. SHIFFLETT
 SCALE: 1"=30'

PID 41030100
 BROWNWOOD
 PROPERTIES, LLC ET AL
 INST. 2019-2106

STORMWATER MANAGEMENT NARRATIVE
 PRELIMINARY SWM CALCULATIONS INDICATE THAT CHANNEL AND FLOOD PROTECTION REQUIREMENTS ARE MET THROUGH THE REDUCTION OF IMPERVIOUS COVER IN THE POST-DEVELOPED CONDITION. IF STORMWATER DETENTION BECOMES NECESSARY, AN UNDERGROUND STORAGE FACILITY WILL BE UTILIZED ON-SITE.
 STORMWATER QUALITY REQUIREMENTS WILL BE MET THROUGH THE REDUCTION OF IMPERVIOUS COVER.

ZMA202300001 1193 Seminole Trail

Application Plan



IMMONS GROUP

1193 SEMINOLE TRAIL
COUNTY OF ALBEMARLE, VIRGINIA
APPLICATION PLAN

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400 Westside Avenue, Suite 2001, Charlottesville, VA 22902
TEL: 804.525.5224 FAX: 804.525.5227 immonsgroup.com

YOUR VISION ACHIEVED THROUGH OURS

DATE	REVISION DESCRIPTION
02/20/23	

DRAWN BY: B. PERDUE
DESIGNED BY: B. PERDUE
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SCALE: 1" = 30'